



**DEREK MACKENZIE SOLICITORS**  
**DIRECTOR: DEREK MACKENZIE**

20 North Beach Street      Phone: 01851 702211  
Stornoway                      Fax: 01851 709035  
Isle of Lewis                  www.derekmackenzie.com  
HS1 2XQ



**34 Church Street**  
**Stornoway**  
**Isle of Lewis**  
**HS1 2JE**

**Price: Offers over £39,000**

An excellent opportunity has arisen to purchase this Commercial Unit in the town of Stornoway on the Isle of Lewis.

These premises have recently been refurbished and used as a retail unit. The unit enjoys a central location which is ideal for catching the eye of passing trade.

The property offers a bright and open retail area and W.C. facilities, benefitting from uPVC double glazing and electric heating throughout and extends to approximately 29.76 metres squares.

Services include water, electricity and telephone line.  
Viewing is by appointment only.

## Accommodation



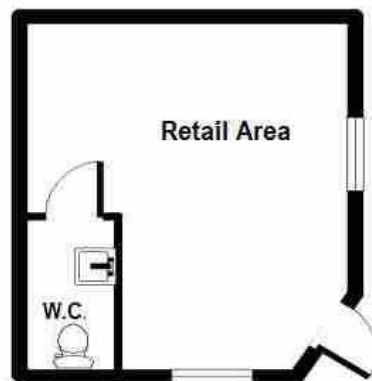
### **Retail – 5.82m x 4.84m**

Bright space with front and side white uPVC windows, uPVC entrance door with glass panel, spot-lighting and white wood effect laminate flooring. BT socket.

### **W.C. – 2.20m x 1.00m**

White W.C., wash hand basin and black tile effect vinyl flooring.

## FLOOR PLAN



**Additional Information**

Internal Area: 29.76 metres squared

Council Tax Rates Per Annum: £3275

The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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